147.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,800 / 812,800
					USE VALUE:	812,800 / 812,800
					ASSESSED:	812,800 / 812,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLER JAMES F/TRUSTEE	
Owner 2:	MILLER ELLEN R/TRUSTEE	
Owner 3:	MILLER REVOCABLE TRUST	
Street 1:	51 HAWTHORNE AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MILLER JAMES F & ELLEN R -
Owner 2:	-
Street 1:	51 HAWTHORNE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,819 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2220 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5819.000	332,300	4,800	475,700	812,800
Total Card	0.134	332,300	4,800	475,700	812,800
Total Parcel	0.134	332,300	4,800	475,700	812,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.13 | /Parcel: 366.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 96817
GIS Ref:
GIS Ref:
Insp Date: 06/05/18

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	332,300	4800	5,819.	475,700	812,800	812,800	Year End Roll	12/18/2019
2019	101	FV	256,300	4800	5,819.	445,900	707,000	707,000	Year End Roll	1/3/2019
2018	101	FV	249,500	4800	5,819.	368,600	622,900	622,900	Year End Roll	12/20/2017
2017	101	FV	249,500	4800	5,819.	338,900	593,200	593,200	Year End Roll	1/3/2017
2016	101	FV	249,500	4800	5,819.	309,200	563,500	563,500	Year End	1/4/2016
2015	101	FV	235,800	4900	5,819.	303,200	543,900	543,900	Year End Roll	12/11/2014
2014	101	FV	235,800	4900	5,819.	281,800	522,500	522,500	Year End Roll	12/16/2013
2013	101	FV	235,800	4900	5,819.	268,200	508,900	508,900		12/13/2012

!11511!

PRINT

Date	Time
12/11/20	01:40:33

LAST REV

Date	Time
06/15/18	11:37:52
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11511

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER JAMES F	69214-391		5/1/2017	Convenience	1	No	No		
MYERS ROBERT--E	21972-563		4/24/1992		215,000	No	No		Y

USER DEFINED

Prior Id # 1:	96817
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2018	Inspected	CC	Chris C
5/1/2018	MEAS&NOTICE	BS	Barbara S
1/15/2009	Meas/Inspect	372	PATRIOT
12/9/1999	Mailer Sent		
11/18/1999	Measured	272	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5819		Sq. Ft.	Site		0	80.	1.02	9									475,654						475,700	

Total AC/HA: 0.13359 | Total SF/SM: 5819 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 475,654 | Spl Credit | Total: 475,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24121618
Const Adj.:	0.98990101
Adj $ / SQ:	153.585
Other Features:	109500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451432
Depreciation:	119178
Depreciated Total:	332254

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 3				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

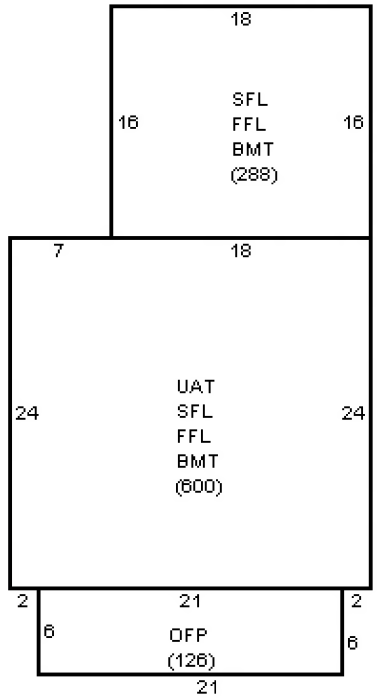
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	153.59
Special Features:	0	Val/Su Net:	113.03
Final Total:	332300	Val/Su SzAd	187.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	888	63.350	56,258
FFL	First Floor	888	153.590	136,384
SFL	Second Floor	888	153.590	136,384
UAT	Upper Attic	150	61.430	9,215
OFP	Open Porch	126	29.300	3,691
	Net Sketched Area:	2,940	Total:	341,932
Size Ad	1776	Gross Are	3390	FinArea 2220

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	17X22	A	AV	1995	3.25	T	19.2	101			1,000			1,000
3	Garage	D	Y	1	13X20	A	AV	1930	24.62	T	40	101			3,800			3,800

More: N | Total Yard Items: 4,800 | Total Special Featues: | Total: 4,800

PARCEL ID

147.0-0006-0004.0

IMAGE

AssessPro Patriot Properties, Inc